

# UNIT B ACORN INDUSTRIAL PARK

CRAYFORD, DA1 4AL

**TO LET**  
26,421 ft<sup>2</sup> (2,454.5 m<sup>2</sup>)



0207 344 6730

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

**Tim Harding**

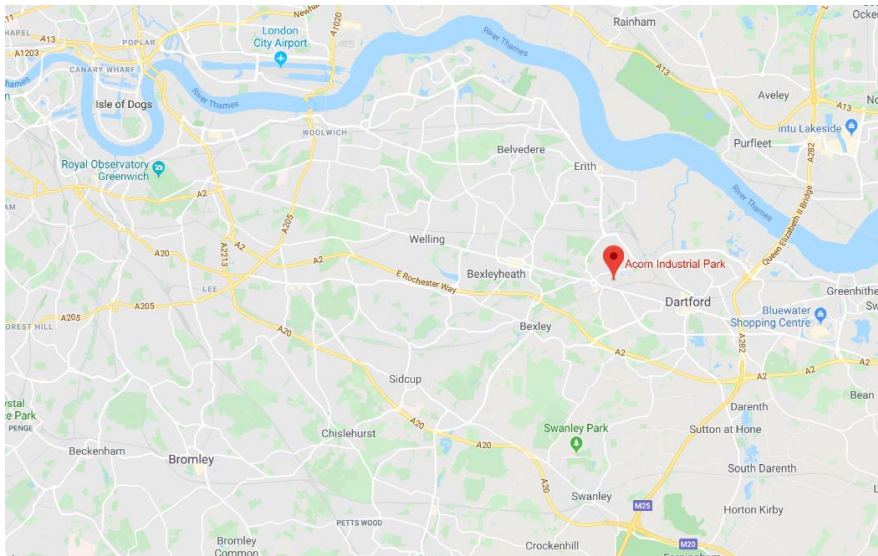
Direct: +44 20 7344 6588

Email: [Tim.harding@colliers.com](mailto:Tim.harding@colliers.com)

**Ailish Dove**

Direct: +44 20 7344 6820

Email: [Ailish.dove@colliers.com](mailto:Ailish.dove@colliers.com)



## LOCATION

The property is situated on the popular Acorn Industrial Park in Crayford. Nearby occupiers include Screwfix, Safestore, City Electrical Factors, Toolstation and Yesss Electrical.

Crayford is situated about 17 miles to the South East of Central London and 3 miles west of Dartford. The Industrial Park has good road access to the A206 and A207, linking directly to the A2, The Dartford Crossing and the M25. Crayford Rail Station is approximately 0.5 miles away.

## DESCRIPTION

The property comprises a modern detached, self-contained light industrial / warehouse unit. The unit also has reception, office and ancillary accommodation at ground and first floor level.

Externally, there is a generous car parking provision to the front of the building and loading / servicing facilities to the rear.

## KEY FEATURES

- 8.9m eaves height
- Self-contained yard
- 4 level access loading doors
- Generous car parking provision
- Prominent industrial location
- Ancillary and office accommodation

## RATEABLE VALUE

We have made online enquiries to the VOA and note the property has a rateable value of £210,000. This equates to a rates payable of £105,840 per annum in the current rating year. We would recommend prospective occupiers to make their own enquiries to confirm.

## TENURE

Available by way of assignment or sublease until June 2025. A new lease may be available with the Landlord direct.

## FLOOR AREAS

The Property has the following approximate gross internal areas:

| Description                               | Size                             |
|---|----------------------------------|
| <b>GF Warehouse</b>                       | <b>24,456 sqft (2,272 sqm)</b>   |
| <b>Office and Ancillary Accommodation</b> | <b>1,965 sqft (182.5 sqm)</b>    |
| <b>TOTAL GIA</b>                          | <b>26,421 sqft (2,454.5 sqm)</b> |

## ENERGY PERFORMANCE RATING

EPC available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



0207 344 6730

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

**Tim Harding**

Direct: +44 20 7344 6588

Email: [Tim.harding@colliers.com](mailto:Tim.harding@colliers.com)

**Ailish Dove**

Direct: +44 20 7344 6820

Email: [Ailish.dove@colliers.com](mailto:Ailish.dove@colliers.com)

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. November 2019

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA.